150 HOUSES FOR SALE

Northwestern

SECURITIES OF VICTORIA LTD.
631 YATES AT BROAD EV 5-6741

OLD WORLD "MASTER SUITE"

Mansion house in high rocky location. Surrounded by stately oaks. Has been converted into 5 very rentable suites and leaving the owner a suite with an "old world charm" that beggars description. Arrange for an appointment to see this PROFITABLE residence-apartment. For sale at only $28,000

Call PAT MURPHY NOW at EV 5-6741. 24-hr service.

"BABY BONUS"

Spacious stucco bungalow on large view lot, Rockland area. Ideal family home. If you have no children the price of this outstanding property is $16,000 cash. With one child you can have it for $15,500. With two children the price is $15,000. And if you have three or more you can have it on attractive terms for only $14,500

Act now. This can't last. Exclusive with DON BACON, EV 5-6741.

"EXCLUSIVE"

569 FALKLAND Rd. 3 bedrooms $10,500
2179 GRANITE St. 3 bedrooms $12,750

Drive by these 2 well planned homes this weekend to view. Please call S. SPAVEN, Ph. EV 5-6741 or EV 4-7013.

"GOTTA GO"

When you "gotta go" you "gotta go." BRAND NEW NHA home must be abandoned by "civil sagvant" as he's been transferred to Vancouver. 3 bedrooms and all modern features, at a bargain price and on "like rent" terms. Hurry, call LARS WESTMAN now at EV 5-6741 or EV 5-7319.

"IMMEDIATE POSSESSION"

Larger family home (8 rooms) in very good condition, spotlessly clean. Recently redecorated in and out. Venetian blinds. New oil furnace. Good garden, fruit trees. Close to all facilities and Parliament Bldgs. Nice street. Good rental area. Priced for QUICK SALE. (Owners have new home and are anxious to get settled). IMMEDIATE POSSESSION. Down payment only $1,000. Call SUZANNE HOBSON, EV 5-6741 anytime.

"$100 PER MONTH"

Plus 5 rooms for owner—JAMES BAY, 5 minutes to Government Bldgs. lovely house for only $2,000 down and name your terms on monthly payments. Call STAN ROZYLO for information. EV 5-6741 or EV 4-6104 anytime.

"5 ROOMS" "$1000 DOWN"

A little old house with plenty of space on two lots. Wide open spaces. Good soil. Phone HARRY HOBSON, EV 5-6741 anytime.

"JAMES BAY REVENUE"

Large home, with 3-room suite for owner, plus 4 rentals. Rev $110 per month. New copper pipe and new wiring. Excellent opportunity with only $78 per month payment. Full price $9800

Will consider exchange. Please call MRS. JOHNSTON at EV 5-6741 or EV 2-5655.

"OAKLANDS"

Brand-new fully-insulated 2-bedroom stucco bungalow with 4-pce. Pembroke bath. Automatic oil heat and part basement. Can be yours for only $9500

Call AKSEL PETERSEN, EV 5-6741 or EV 4-6571.

"ST. PATRICK SCHOOL AREA"

One of the most outstanding values—Oak Bay 5-room Oil-O-Matic bungalow. In consideration of cash to $4,000 mortgage ($40 mo) this property is being offered at the amazingly low price of ... $9000

Exclusive with MRS. BACON, EV 5-6741 anytime.

"770 CLOVERDALE"

8-room family home (or revenue) on lot 66x264. Commercial possibilities here. $1,500 handles. Full price $8650

Exclusive with DON BACON, EV 5-6741.

"READ THIS"

$1,000 DOWN. Do you need 4-5 bedrooms, large dining room, full basement, near school, transportation? Oak Bay border? If so please call RACHEL RUSSELL at EV 5-6741 or EV 5-4140. Full price $8000

$750 DOWN

Nice 2-bedrm bungalow with exceptional yard is being offered for fast sale on easy terms. Phone Mrs. S. Nixon at EV 5-6741 and be first to view this outstanding bargain.

"EASY TERMS"

This cute 2-bedrm bungalow can be yours for only ..... $8750 full price. The owner has moved to Alberta and will accept YOUR terms if sold this weekend. This is a lot of house for the money so act quickly. Call MRS. S. NIXON at Phone EV 5-6741 or eves. GR 9-1121.

"HIGH COOK"

Here is a nice 3-bedroom family home with lots of extra living area. Lovely granite fireplace in large living room, family-size dining room with built-ins. You will enjoy the large covered utility-patio with enclosed playroom above. Can be handled with only $1,650 down to full price of $7950

See this right away by calling MRS. A. TURNER. Phone EV 5-6741 anytime.

"LITTLE DANDY"

4-room cosy stucco bungalow, lovely living room with hardwood floors, fireplace. Full cement basement, furnace. Nice grounds with lots of fruit trees. Good location. All this for just $7500

Call DORIS ADAMS at EV 5-6741 or GR 8-3294.

Northwestern

SECURITIES OF VICTORIA LTD.
631 YATES AT BROAD EV 5-6741

"LAKEFRONT"

You must see this secluded 4-room bungalow, set above the lake but sheltered from the prevailing winds, with warm water swimming. Can be used all the year round, but would make a charming summer place. Full price $6500

Only eight miles from Victoria. Lot 50x290 feet right on the water. Please call MRS. JOHNSTON, EV 5-6741 or EV 2-5655.

"COUNTRY COTTAGE"

$1,000 CASH

8-year-old 4-room bungalow on large lot. City light and water. Modern Pembroke bath. Wired for range. Can you beat this at full price of $4800

It's no use calling me tomorrow. This will sell TODAY. DON BACON, EV 5-6741.

"AMAZING OFFER"

A brand new home situated in the thriving community of Langford is being offered for only $6,700 with a $1,500 down payment, easy monthly terms of only $57 per month. Taxes are a "mere drop in the bucket." This 2-bedroom home can very easily be all yours in five years — why go in debt for life? Call PAT MURPHY, EV 5-6741. 24-hr service.

BOORMAN'S

2926 QU'APPELLE AND 3470 CALUMET OPEN FOR INSPECTION
Wed. 2.30-8 p.m.
Thurs. 6-8 p.m.
Fri. 6-8 p.m.

$2200 & $2091 DOWN

Both are 3-bedrm. NHA bungalows. Full bsmt, package oil heat; on sewer. IMMEDIATE POSSESSION. For prior appointments, EV 3-7124.

UNIVERSITY AREA $11,500

A spacious 5-room bungalow, well situated in a progressive area. All rooms are bright and spacious. Full basement with extra room, new pkg oil heating unit and garage. Reasonable terms at the asking price of $11,500
T. Smith, res. EV 4-7325.

SACRIFICE

$2375 DOWN
3 BEDROOMS

This brand new bungalow with stucco and wood exterior features: THRU HALL, L-SHAPED LIVING-DINING ROOM, ELECTRIC CABINET KITCHEN WITH DOUBLE SINK, 4-PCE BATHROOM. BASEMENT WITH OIL HEAT. LAUNDRY TUBS AND ELECTRIC HOT WATER TANK. ATTACHED CARPORT. CONCRETE DRIVE. THIS HOME IS COMPARABLE TO HOUSES PRICED AT $13,500. SACRIFICE PRICE ONLY $12,250

Stan Cornish res. EV 3-5878

MT. DOUG APPROX. 1 ACRE

Situated in a quiet, treed location, close to Mt. Douglas Park, this attractive 9-yr white shake bungalow has a bright LR with FP, dinette, electric kitchen, table area, gleaming arborite counters, etc.; conservatory, two good-size bedrms, 4-pc bathroom; full cement basement; Oil-O-Matic heating; cement patios; wide blacktopped drive; separate garage. Net taxes $144. Price, with terms $12,500

R. F. Harris, res. GR 7-2998.
EXCLUSIVE LISTING.

ESQUIMALT

This stucco bungalow is only a short distance from KINVER BEACH. The 1,244 sq. ft. is well proportioned into 3 large rooms plus a laundry room. Full basement with HOT WATER HEATING SYSTEM. PRICE OF THE HOUSE INCLUDES AUTO WASHER, DRYER AND FRIG. Seventy-foot lot with view of sea and mountains. Price $13,750

J. S. Boorman, res. EV 2-5036

UPLANDS 3 BEDROOMS

Den or Family Room
FEATURES:
LR with column FP.
Large DR.
Kitchen with nook and utility.
Vanity bath.
Full bsmt.
Double garage.
For further details phone
Allan Mutch, res. EV 2-4344
George Haney, res. EV 2-2386.

BOORMAN INVESTMENT CO. LTD.

611 FORT ST. EV 3-7124

SWINERTONS

(Established 1889)
620 BROUGHTON ST. EV 3-7181

ACTION—NOW REDUCED ESQUIMALT

Located in Esquimalt centre, on nice lot with fruit trees. Consists of 2 large bedrms, LR, DR with FP. Kit wired for range and breakfast nook. Large rm in full bsmt. Dr-in garage. Asking $2,000 down, but open to offers. Now vacant. Reduced price ... $8850

Mr. Crow, EV 3-7181, EV 2-0775.

HERE'S A SURPRISE LANSDOWNE

Your own home at no more cost to you than renting. This no-bsmt home with the prettiest garden has an attractive LR with FP, 2 bedrms and 4-pc bath, electric kit and dining space. Attached garage. On sewer. Taxes only $125. This property can be handled for $2,750, bal $75 per month.
Full price $10,500

Let me show you this one.
Mr. Crickmay, EV 3-7181, EV 5-3170.

Frank A. Martin Agencies Ltd.

1114 Blanshard Street

Secluded—High Quadra

Nice, quiet home with one and three-quarter acres, could be subdivided. Living room with fireplace, dining room, kitchen and dining area. Two bedrooms and bath (3-pce) down, 2 large BRs upstairs. Two-car garage, rec room, coal and wood hot-air furnace. Lovely family home, treed and lots of room.

B. J. Merchant, EV 5-2108
Office, EV 5-8704.

LOOK ! ! $2000 DOWN

SEE THIS LOVELY 3-BEDROOM HOME JUST COMPLETED BY ONE OF VICTORIA'S FINEST CONTRACTORS. FEATURING FULL BASEMENT, KITCHEN WITH EATING AREA, SEPARATE DINING ROOM, OIL-O-MATIC HEAT. IMMEDIATE OCCUPANCY. A REAL BUY AT $13,000

EXCLUSIVE LISTING
Len Wardle GR 7-3348.
Lou Moilliet GR 9-2620 or office EV 5-8704.

3 APRIL SPECIALS To Clear at Reduced Prices and Down Payments

No. 1

4-yr-old stucco bungalow. Full basement, oil heat, 2 bedrms. Modern. Going at only $9950

C.T.M. payments only $75 per month.

No. 2 OPEN TO OFFERS

Older, but good condition. 3-bedrm home, modernized. Basement, WC heat; commercial zoned. Worth double soon. Must sell for only $7900

With reasonable low down payment.

No. 3 SPOTLESS

This 2 or 3-bedrm home offers pride to owner. Modern kitchen, lge LR and DR. Newly decorated, and included are new oil heater and lovely range. Make me an offer on $7,950 with as much cash down as you can. Above 3 are worth phoning about. I will help you finance any one.

Call J. Mann, EV 5-3857 now, or office EV 5-8704.

SACRIFICE, SACRIFICE, SACRIFICE

Revenue block, consisting of 2 suites and store, in good community. Hot-water furnace. Lock, stock and all for immediate sale and must be sold at once.

C.T.M. or $1,000 or up as down payment, assume mtges. Please call at once to view. J. Mann, EV 5-3857 or office EV 5-8704.

OCEAN VIEW

Cadboro Bay district. Living room and dining room combination and kitchen, mahogany veneered walls, 3 bedrms, fir and ply veneered walls. Oil-O-Matic. Attached garage. Price (terms arranged) ... $15,225

Call Mr. Merchant, EV 5-2108 or office EV 5-8704.

SEE THIS

DRIVE BY 3106 BALFOUR. PLEASE DO NOT DISTURB THE OWNERS. 2 bedrooms, large combined LR and DR, utility upstairs. Bsmt suite that is never vacant. Corner lot with spacious grounds. Full price $15,700

Please call L. Moilliet, GR 9-2620, or Len Wardle, GR 7-3348, or office, EV 5-8704.

$1500 DOWN $70 PER MON., P.I.T.

A comfortable, roomy bungalow, large rooms throughout. Large family kitchen; fully insulated; fenced lot and separate garage. On ideal location for family convenience. Oil circulator heater and oil range with the property. Price $6950

Call Ken Jensen, GR 4-1973, or office EV 5-8704.

CITY, CLOSE IN NO STEPS

Exceptional value is offered in this cosy bungalow situated on a nice landscaped lot close to lge shopping centre and transportation. Home comprising of tastefully-decorated living room with fireplace, 2 nice bedrooms, 3-pc bath, lge kitchen with dining area and lge utility room. This is an ideal home for retired couple or newlyweds. All this for only $8600

To view call B. Walz, GR 9-6638 or office EV 5-8704.

EXCLUSIVE NEW MODERN 2-BR HOME

This immaculate home is a pleasure to show. Through hall, large living room with corner fireplace, dining room, modern electric cabinet kitchen with ample cupboard space, two lovely, large bedrooms. Full cement basement with drive-in garage, oil heat and space for an extra room. You must see this home to appreciate the extra features.

To view call Brian Lawless at EV 2-6223 or office EV 5-8704.

GORGE — 4 BRs ONLY $2000 DOWN

This well-built family home is nicely located in the Gorge area. Large living room, kitchen with sun porch off, 3-pc bathroom, 4 bedrooms. Full cement basement with drive-in garage. This is a very well kept home with a lovely garden.

Exclusive with Brian Lawless, EV 2-6223 or office EV 5-8704.

STEWART CLARK & CO.

608 Broughton St. Phone EV 5-2481

REVENUE FAIRFIELD-COOK ST.

This corner property newly on the market consists of 5 separate units, all rented except owner's suite. Stoves and some furniture included. Oil heat.
Priced at $14,700
For full particulars call EV 5-2481.
Mrs. Elliott, EV 3-9863
Exclusive Listing

FAIRFIELD

This older-type home, in excellent shape, offers hall, LR, den, 3 bedrooms, elec kit, 3-pc bath, separate garage, near school and transportation. Priced for quick sale with terms at $7200

EV 5-2481 Mr. Lukey, eves. GR 7-2040

A GOOD DEAL

$2,500 DOWN

See this immaculate Gorge home of white stucco and attractive interior plan. Large living room with fireplace, dining room and cabinet electric kitchen and break. fast nook. Utility separate with double tubs, 4-piece bathroom, 2 spacious bedrooms and hot-water heat throughout. A full basement with beautiful finished room and fireplace, ideal for Mother or 3rd bedroom. Garage is separate and large, set back from house on long driveway. This beautiful home is priced to sell quickly for only $11,500

Please phone TED KAY for this opportunity. Northwestern Securities of Victoria Ltd. EV 5-6741 or EV 5-8852.

PEMBERTON HOLMES, Ltd

ESTABLISHED 1897
1002 GOVERNMENT EV 4-8124

WATERFRONT SAANICH PENINSULA

4-year-old stucco bungalow. Large living room, dining room, kitchen and breakfast nook. All view windows. Two twin-size bedrooms. Large rumpus room with FP. Kitchenette, shower and toilet. Bathroom has vanity and swing mirrors. Full high basement. Oil-O-Matic hot water heat, electric domestic HW, ample closets, attached garage with breezeway, beautifully landscaped lot 100x143, fruit trees, heavy reinforced cement retaining wall. Beautiful beach. Taxes only $126.

OWNER WILL TRADE AS PART-PAYMENT ON CITY APARTMENT BLOCK

Jack Brown, EV 4-4976, Office EV 4-8124

YOUR HIDEAWAY

In a Peaceful, High Location
MAYFAIR DISTRICT
3-MILE CIRCLE

This intriguing home, carefully landscaped, offers delightfully proportioned VIEW LIVING AND DINING ROOMS, 2 really nice bedrooms and appealing knotty pine den with FP. Bsmt garage approach is a dustless curvine blacktop driveway. Can be handled for as low as

$5500 DOWN

FULL PRICE ONLY $19,800

EV 4-8124, Mr. Simpson; EV 5-7369 res.

ROCKLAND AVENUE

MAGNIFICENT VIEW OVERLOOKING THE WHOLE CITY AND THE SEA
LIVING ROOM WITH FIREPLACE.
DEN WITH FIREPLACE.
LARGE FAMILY ROOM.
FOUR BATHROOMS.
HOT-WATER HEAT.
NEWLY REDECORATED AND WALLPAPERED.
EASY-TO-KEEP GARDEN, IN WELL-PLANNED ROCKERIES.
FULL PRICE $45,000

DOROTHY KIRKPATRICK
EV 4-8124 GR 4-1972

BUILDING IN THE SPRING

This exceptional lot is just on the market. High location, beautifully treed with stately oaks; spacious and in a very good area. Next to and north of 4110 Cedar Hill Rd. Lot 85.2 frontage by 253 ft. deep. Terms if desired. Full Price $2500

W. Woodley
EV 4-8124; res. EV 4-3916

WATERFRONT

Less than 15 minutes from City Hall, this 1,400-ft. bungalow is like a dream come true. Magnificent views of Straits and Mt. Baker. LR and DR in.lice, with maple floors and 4-ft. log-turning FP. Picture-book kitchen, with large nook. Bsmt has 30-ft. recreation room, with another huge FP, a den or fourth BR. Deep lot runs down to YOUR OWN BEACH.
GOOD TERMS $23,500

Mr. Love
EV 4-8124; res. EV 4-6056

TODAY'S BEST BUY

(Drive by, do not disturb occupants)

2620 MARGATE

2 MINUTES VICTORIA GOLF CLUB. BEACH TRANSPORTATION.

PRICE $18,500 TERMS

Contact Mr. Hepburn, EV 4-8124 Res. EV 3-7039

BUILD NHA

SPECIALLY designed to your individual needs, or your choice of dozens of plans. Very low down payments can be arranged or enquire how you can use your equity in your present home to build your new home. Ask for NHA Department or Mr. Jack Middleton, res. GR 9-4327. EV 4-8124 office.

DICKIE & CO.

REALTY & INSURANCE
833 Fort St. EV 2-4312, EV 5-4334

OUT IN THE STICKS?

If you want to be there, don't read further; THIS BRAND NEW NHA HOME is close in (oh sewer) where you can run back and forth to the CITY CENTRE 4 or 5 times a day. You have only to make $350 per month to qualify and have a cash payment of $2,500. WHY GAMBLE, this is for sure. Enjoy features like McClary Oil-O-Matic furnace, all oak floors, EXTRA PLUMBING and framed rumpus room 18x30, in the basement. Set low beneath the OAKS with a view and with heavy-bearing apple, plum and pear trees. Lovely living room with mahogany panelling and floor-to-ceiling fireplace. The owner will consider mortgages or agreements of sale in lieu of cash. OR IF YOU HAVE $1,500 CASH AND HAVE A SALARY OF $400 PER MONTH YOU CAN QUALIFY. Call Wess Dickie, EV 2-4312; Eves., EV 3-3640

HIGH QUADRA $12,600 — $2000 Dn. (Only 4 Years Old)

This beautiful 3-bedrm stucco bungalow with lge living rm, dining rm and cabinet elec kitchen has full basement and drive-in garage. Situated on lovely, lge lot (landscaped) with numerous fruit trees. REDUCED PRICE — SEE THIS. Call Mr. Baird, Ph. EV 2-4312, EV 4-0483.

AHOY! NAVY! PARKLANDS—NHA

Another 3-bedroom de luxe bungalow ready. Trade mortgage in lieu of cash up to $3,500. OR cash only as low as $1,500. Ideal for navy officers who wish to keep their equity down. Call Wess Dickie, EV 2-4312; eves EV 3-3640.

FINANCIAL SURVEY LTD.

1324 GOVT. ST. EV 4-9308

WESTVIEW

3-BEDROOM NHA

Be sure to see this lovely one-year-old stucco home! Large "L"-shape living and dining rm, de luxe elec kitchen, 3 good bedrms, full high basement, auto oil heat and drive-in garage. Lawns in and fenced. $3,750 cash. Balance $73 month.
Full price $14,950

S. W. Anderson, res. EV 2-8917

HOME AND REV

Oak Bay S. 5-rm stucco bung; thru hall, lge liv rm, din rm, elec kitchen, 4-PP bath, 2 bedrms, plus 3-rm ste up with sep ent. Full base. oil htg; dr-in garage. Nice corner location. Low taxes. Price, with good terms $12,600

Roy R. Gill, res., EV 4-3310

BYRON PRICE

1314 QUADRA STREET

$675.00 DOWN Plus LOT $10.50 Per Sq. Ft. AND ALL THESE EXTRAS INCLUDED:

Built-in mahogany china cabinet in dining room.
Extended vanity in bathroom.
Ribbon grain mahogany panelling in living room.
Pull-down dining room light fixture.
Glass-lined hot-water tank with 3,000-watt element.
Metal overhead garage door.
Self-edged arborite on cabinets.
Utility room on the main floor.
100-amp wiring.
20-unit electric box.
The greatest buy in a 3-bedroom home. CALL NOW. You can even trade in your present home.

FULL SIZE NEW N.H.A. "BUILT BY VICKERY" $2750 DOWN

Be sure and see this beautiful new 3-bedroom home. Has vanity bath, full high basement, corner fireplace, drive-in garage, and is on sewer connection. Grade school 1½ blocks. JACK MACKAY EV 5-2458, Res. EV 2-9644.

TRIM - CITY

This choice, immaculate, 3-bedrm family bungalow must be seen to be fully appreciated. Attractive living room, dining room and well-planned kitchen with eating area. Full basement, automatic heat and fully insulated. Fully landscaped with distinctive awnings to complete the neat exterior. Ideal city location, close to everything. Taxes $165.
Full price $12,900
Down payment $3,500.

Contact JOE ISHERWOOD at EV 5-2458 anytime

FAMILY GEM 2 Years—Fairfield

This family home is ideally located, close to everything. Well planned living room and dining room giving ample space to display and utilize furniture. Up-to-the-minute kitchen with splendid family breakfast area. Vanity bathroom, 3 bedrooms featuring walk-in closet in master bedroom. Full basement suitable for development, automatic oil heat and fully insulated. Attractive patio and large landscaped lot. Spotless condition. Must be seen to be fully appreciated.
Full price $16,800
NHA mortgage.

Contact JOE ISHERWOOD or PETER ROBERTSON at EV 5-2458 anytime

For the property LISTED BELOW please contact
N. KRIENKE or M. DUFF EV 5-2458

GORGE

2 BR, large LR, sep DR. Full basement. Auto heating. Beautifully landscaped. Immediate occupancy. $11,450
Your down payment may handle.

ESQUIMALT

3 BR, ELEC Kitchen. Auto oil heating. SEP garage. FULLY insulated.
Taxes $78. ..... $7950

CEDAR HILL

NEW NHA 3-BR, FULL basement. 1,150 sq. ft.
Down payment $2750

FAIRFIELD

SIDE-BY-SIDE DUPLEX. Close to all conveniences. $21,500

DUPLEX

3-room suite up, 3-room suite down. Ideal for older couple looking for revenue. Lovely location, close to sea, schools, shopping and bus. 2-week occupancy.
Asking $7950
Your down payment may handle.

VICTORIA

REALTY LTD.
1115 DOUGLAS ST.

NHA $1400 DOWN

This new home has 1,200 ft. of delightful living space. 3 bedrooms, LR, DR. Cab kit with eating space. This is a sacrifice sale and will not last. Near school and bus. Call today, R. O. Ney, EV 2-9145 (eves, EV 4-5406).

NHA

1,100 sq. ft. 3-bedroom home. L-shaped living and dining room, cabinet electric kitchen, full basement, dr-in garage, oil heat. Pick your colors. Easy terms. Lot on sewer. Mr. Wright, EV 2-9145 or (eves), EV 2-9409.

OAK BAY RESIDENTIAL

A delightful home of 6 rooms on one. Features wide thru hall, dinette, electric kitchen, gracious LR with fireplace; sep family dining room, 3 twin-size bdrms, lge closets, 4-pc bath, polished oak. Full bright bsmt with heated finished room plus rumpus area. Dr-in garage, auto oil heat and a delightful fenced back garden $16,400

EXCLUSIVE—850 Victoria Ave. See Edw. C. Clark, EV 2-9145 or (eves) EV 2-8536.

NHA $1200 DOWN

Buy this $1,200 lot on sewer and have your dream home built with no down payment. Only 1 left. Please phone R. O. Ney, EV 2-9145 or eves, EV 4-5406.

UNIVERSITY 3 BDRM NHA

With gracious setting, over 1,250 feet. Features beautiful large living room; true family-sized dining room; tremendous number of windows and valances; large cabinet kitchen with breakfast nook. Cupboards are a rare find indeed. Utility room wired for dryer and washer. 3 large bedrooms; 4-pce bath, vanity. Open stairwell to basement. Rough plumbing and fireplace for rumpus room. See the attractive sundeck for summer dining. Please don't miss seeing this home. It's delightful. Excellent terms
Full price $17,200

Vic Wilson, EV 2-9145 or GR 7-1178 (eves.)

DEN AND 5 BEDROOMS SECLUSION

This charming family home is truly ideal for the professional business man. All rooms are large, excellently planned for entertaining and good comfortable living. Modern electric cabinet kitchen, double plumbing, spacious entrance and reception hall, wide open stairway leading to 5 large, sunny bedrooms. Beautiful Old World garden containing masses of bulbs, perennials, shrubs and ornamental trees. Sunny patio with windbreak, hardtop drive and turn around, 2-car garage. All this is being offered at a price far below replacement cost. Asking only $29,500

Terms.

Please call Mr. Agar for full particulars and appointment to view. EV 5-3742, anytime.

JOHN BLAIR LTD, 620 View St.

HARRY FOSTER LTD.

Opposite "The Bay"
1732 DOUGLAS ST. EV 2-2101

FAIRFIELD 3 BEDROOMS $600 DOWN

$5800 An older home in good shape. Living room, large kitchen with excellent gas stove and matching garbage burner. Youngstown kitchen sink, utility room and sewing room on main floor; up: 3 bedrooms and 3-pc bath. Basement with hot-air furnace.

Please contact Stan Hinde, EV 2-2101 or EV 2-5790 HARRY FOSTER LTD.

FAIRFIELD SPOTLESS STUCCO BUNGALOW $9500

One block from St. Joseph's Hospital, walking distance to town. Two bedrooms, living room with fireplace, excellent cabinet kitchen with nook; basement; separate garage; nice lot, landscaped and fenced. Exclusive good buy with G. Jessup, EV 2-2101; res., EV 2-1667

$10,950 4119 HAWKES AVE. NHA—5 ROOMS

Lovely 2-bedroom home in spotless condition and just 4 years old. Features lovely L-shape living-dining rooms, smart kitchen with lots of dining area, large utility room, 2 good-size bedrooms. Attached carport and workshop. No basement, no steps. Excellent value offered. 5½% NHA.

Drive by or call Herb Hodgson, EV 2-2101; res., GR 9-2114

YOU CAN BE HAPPY HERE

In this smart stucco bungalow, 7 years old, in spotless condition. Two bedrooms, living room with tiled fireplace, 3-pc bathroom, cabinet kitchen with ceramic-tiled counter top, utility, extra storage space. Only three blocks from the Jubilee Hospital. Paved street and sidewalk.
Full price $7500

G. Jessup, EV 2-2101; res., EV 2-1667

1925 WATSON ST. 5 ROOMS PLUS VIEW LOCATION $4000 DOWN

This is a very nice bungalow situated on a quiet street with lovely views of the city and mountains. Nice living room with Roman tile fireplace, dining room, two bedrooms, golden oak floors, cabinet electric kitchen with nook, vanity bathroom. Full cement basement, hot-air Oil-O-Matic heating, plus one finished room in basement. Choice lot all beautifully landscaped. Drive-in garage. Quick possession.
ASKING PRICE $15,950

Len Wright, EV 2-2101; res., GR 7-1659

OPEN HOUSE WED. 1.30-4.30 1889 GRANDVIEW GORDON HEAD

This charming 2-year-old, 3-bedrm bungalow is located in the nicest section of an area rapidly becoming one of the finest. Situated on a large fully landscaped lot amongst $20,000 homes, it offers a spacious and most attractive floor plan that takes advantage of the excellent views and proves what careful planning and design can do towards comfort and livability. The many unique and expensive extras make this fine home a BETTER BUY. As little as $4,900 down and priced at only $17,500

Pat Delaney, EV 2-2101; res., EV 2-4956

TOWN & COUNTRY HOMES LTD.

851 Pandora Avenue EV 2-7276

$1750 NHA

Just completed on CITY lot, close to schools.
1. Two-tone stucco, hardwood floors.
2. Large LR with fireplace, and dining "L".
3. Mahogany cabinet kitchen.
4. Three bedrooms, double closets.
5. Full, high basement; rec room area.

$11,600. NHA 6%, $92.00 PIT.
PHIL SIMPSON, EV 2-7276; res., EV 5-5442

Parklike Surroundings

Tudor home of charm. 4 bedrooms! Guest dining room! Den! Double plumbing! Acre lot! Basement! Oil H-W heat! Gracious living for under $16,000. Good terms. Let me show you this. PHIL SIMPSON, EV 2-7276 or EV 5-5442.

BUNGALOW OR DUPLEX

A lovely 5-room home or you can rent a 2-ROOM SUITE with SEPARATE ENTRANCE. Combination LR, bedroom, modern kitchen sink and cabinets. Owner has living room, bedroom, kitchen and bath. Close to bus stop. Terms elastic. Try $1,500 down.
Price $8560

Call Mr. Ludlow, EV 2-7276 or EV 3-5101

NHA CITY SPECIAL!! $2100 CASH $13,500 THREE BRS

SPARKLING NEW, NHA, FULL BASEMENT, OIL-O-MATIC FAMILY BUNGALOW. SPACIOUS ROOMS. THRU HALL PLAN. 1,050 Sq. Ft. FULLY INSULATED. CLOSE TO SCHOOL, BUS AND STORES. Call George Thorneloe, GR 7-2771.

OAK BAY 3 BEDROOMS $10,250

Situated near Jubilee Hospital and Our Lady of Lourdes Church, this home is an excellent property close to all conveniences. Lge LR with FP, elec or gas kitchen with dining area, 4-pc bath, no basement or steps. HW heating. One bedroom has entrance from garden and wash basin installed. Sep garage and nice garden. Good terms available at ... $10,250

Mr. Bingham, EV 2-7276 anytime

$1000 DOWN HI QUADRA

This offering is an older-type 2-bedroom home in immaculate condition. Situated at rear of beautiful view lot 50x150. At the price asked this is a real bargain at $5900

For full particulars please call Mr. Bingham, EV 2-7276 anytime, or Mr. Sturgeon, EV 2-7276 anytime.

WESTERN HOMES LTD.

611 YATES STREET

NEW NHA 3 BEDROOMS $1000 DOWN

Move RIGHT NOW into this lovely stucco rancher on a corner lot amongst new homes. Three nice bedrooms, 19-ft. living-dining room on the L, mahogany cabinet kitchen, Pembroke bath, utility and laundry room plus storage or 4th bedroom, automatic oil heat, attached carport. Terms to send you. Price $13,450

Mr. Evans or Mr. Thornber, EV 2-2157, EV 5-5533, GR 9-1853

$1000 $1500 DOWN STUCCO BASEMENT QUADRA

Cute, clean and nice large living room, dinette, 2 bedrooms, 4-pc Pembroke bathroom, cabinet kitchen, full basement, drive-in garage, laundry tubs, nice lot in lawns and with all kinds of fruit trees. Low taxes. Close in. $1,500, maybe $1,000, will handle with paymenis of $75-$70 per month.
Full price $10,500

Call Johnny James, EV 2-2157 anytime

$1350 DOWN $60 PER MO VIEW LOCATION

Renovated and remodelled older-type cottage, standing on the back of a beautiful lot 60'x215' with view from either front or rear. Cottage comprises LR, 2 bedrms, smart, modern, cabinet kitchen and large dining space, utility room with laundry trays, glassed-in front porch, cement foundation, all new wiring, Duroid roof, range and heater included. Numerous fruit trees of different varieties, bulbs, flowers, shrubs, berries. This lot has been a showplace but has been let go; however, everything is still there. Very low taxes. (All information supplied by owner.) No mortgage to raise. $1,350 down, balance at $60 per month. Exclusive listing.
Full price $6900

Roy Smith, EV 2-2157 anytime.

WHY WAIT? NHA AS LOW AS $1000 DOWN

TREED LOTS ON SEWER AND PAVED ROAD, 2 MILES TO CITY CENTRE. IF YOU NEED A HOME IN A HURRY WE HAVE THREE HOMES UNDER CONSTRUCTION. ONE WILL BE READY IN 30 DAYS OR CHOOSE YOUR OWN LOT AND BUILD. PLANS AVAILABLE FOR YOUR INSPECTION. PHONE TODAY. HOWARD BLAKE, EV 2-2157; RES. EV 2-6719.

DRIVE BY

860 Royal Oak Ave., a spacious contemporary style home. 6 rooms plus sun deck on the main level. Lower level has mahogany rumpus with plumbing. (Ideal for employee accommodation), also large finished playroom. Large 5½% mortgage available. Owner would consider trade. Real value at $23,500

Please call Roy McGillivray, Phone EV 2-2157.

P. R. BROWN

& Sons Ltd. — Est. 1900
1112 Broad St. Phone EV 5-3435

STOP! READ THIS!

CITY PROPERTY—LOW TAXES. It would indeed be a pleasure to show you this lovely 3-bedroom home on the market for the first time. Large bright living room with FIREPLACE. Family-sized DINING ROOM, small den, OPEN STAIRWAY leading to 3 spacious bedrooms on 2nd floor with 3-pc bath. FULL CEMENT BASEMENT with automatic gas heat. This home is in IMMACULATE condition inside and out. The other grounds are a delight with many shrubs, fruit trees and other plants offering a nice secluded rear garden. Full price $13,200

with excellent terms. For further particulars and appt. to view please call A. Marion, EV 2-0697 or Ross Weber, EV 5-5433 or office EV 5-3435.

GORGE WATER VIEW 6-RM BUNGALOW

Lovely 3-bedrm modern bungalow only 11 yrs old; unobstructed views from picture windows. LR, DR combined 28x15. Cove ceilings, FP, thru hall plan, HW floors. Cab kit wired for elec range, also gas. Elec H water unit. Unfurnished rumpus rm with fireplace in bsmt; laundry tubs. Hot air oil heat. Attached garage. Excellent value, reduced for quick sale $3,500 will handle. Full asking price now $12,950

Call Mr. Houston now, EV 5-3435, res. EV 5-6476.

NEW DE LUXE BUNGALOW

5 rms, 2 bedrms. Mahogany panelling in LR, cab elec kit with exhaust fan. FC bsmt, insulated and lined, with finished rumpus rm. Owner transferred and must sell. A truly fine home at full price of $11,836

Please phone Ross Weber, EV 5-5433, or A. Marion, EV 2-0697 or office, EV 5-3435.

27 SAN JOSE $700 DOWN

Large older-type home. Could be rented as three units, oil heaters included. Potential revenue $120 per month. Must be sold. Full price $5900

Phone EV 5-3435 Ross Hartnell, or res. EV 2-0872.

OAK BAY

You must see this enchanting two-bedroom home. Owners must sell as they already have two babies and their home is going to be too small for them very very soon. This stucco bungalow is located on a quiet street with two or three oak trees on neighboring lots to give it some seclusion. Two bedrooms, 19x15 living room with brick fireplace; dining room, cabinet electric kitchen. Garage. Oil-O-Matic heating. No steps. A lovely 3-year-old home with charm and refinement.
FULL PRICE $11,950
With only $2,450 down and balance at $93 P.I.T.

CALL ERIC A. MACFADYEN
Northwestern Securities of Victoria Ltd., EV 5-6741. 24-Hr Telephone Service.

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REAL ESTATE AND INSURANCE
1010 BLANSHARD EV 3-6241

WHEN I WALKED IN the homey atmosphere of the knotty cedar walls and ceiling, high OLD WORLD HEARTH, struck me as the place for the YOUNG AT HEART. Yes, young or old this tidy, clean, 4-room bung with large kitchen, bathroom and 2 BRs, utility, large GARAGE WITH WORKSHOP is for the dreamer. Clear title. ILLNESS FORCES SALE. Owner asking $10,000 with terms to suit you. Call now, Stan Kennedy. Res., EV 4-4894.

Oak Bay Realty

FOR OAK BAY HOMES

OAK BAY $$$ VALUE

Attractive 5-room home in choice location, thru hall, cosy living rm, bright kitchen with dining space, two good bedrooms. Full basement, oil heat, separate garage. Very attractive garden. This is an excellent buy at $11,550

With good terms available. Exclusive with Hal Wright, EV 3-7707 anytime.

CADBORO BAY

This neat white siding bungalow is just 50' from Victoria's finest sandy beach, and a safe year-round anchorage for a small boat. The house has a very pleasant living room, fair-sized electric kitchen with bar, 3 bedrooms, and a 4-pce bathroom on the main floor. In the partial basement there is another finished room, a work bench and space for the car. If you think you would like living near the sea, at the full price of $12,250

Please call W. G. Curtis, EV 3-7707 anytime.

$30,000 to $45,000 PRICE RANGE

I have available for appointment showing a good selection of both ultra-modern and large, older homes with character in the above price bracket. These are choice properties and full information will only be given to genuine enquires.

Call R. L. Stiles, EV 5-7707 anytime.

DESIRABLE BEACH DRIVE

Situated close to Shoal Bay, and standing back from the street amongst pleasant gardens, this 4-bedroom home has reception rooms of considerable charm, most suitable for entertaining in the traditional manner. Lovely oak floors throughout. Compact modern kitchen with space for washing machine. Full basement contains large recreation room and extra toilet. Modern hot-water heating system. Bl